

March 30, 1967

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS  
BOARD OF APPEAL REFERRALS

Re: Petition No. Z-774  
John P. Davey  
10 Bellamy Street, Brighton

Request for five variances to erect a two-story nursing home in a residential (R-.5) district. The proposed structure would severely overcrowd the land. None of the conditions set forth in the code are present on the land that would deprive the appellant of reasonable use. Transportation is opposed; only 20 of 65 required parking spaces are provided. Denial is recommended.

VOTED: That in connection with Petition No. Z-774 brought by John P. Davey, 10 Bellamy Street, Brighton, for five variances, including a forbidden use, to erect a two-story nursing home in a residential district, the Boston Redevelopment Authority is opposed to the granting of the petition. There is no practical difficulty, no evidence of substantial hardship has been submitted. The proposed structure would severely overcrowd the land (the equivalent of 60 units versus an allowable 15 units). There is not enough space to properly provide for parking, on peak visiting days Saturday and Sunday 20 spaces will not meet the demand of 120 beds. Granting the variances would nullify and derogate from the intent and purpose of the code.

Re: Petition No. Z-775  
Joseph A. Castignetti  
63-67 Endicott St., Boston

An addition to a six-story clothing manufacturing and sales outlet is proposed in a General Residence (B-2) district. The two-story expansion would occupy most of an existing courtyard. Variances of excessive floor area ratio and insufficient off-street parking are requested. Transportation anticipates no traffic problem as the use



is in close proximity to a Government Center garage. The increase in the existing floor area ratio deficiency is minimal and approval is recommended.  
Optional case

VOTED: That in connection with Petition No. Z-775 brought by Joseph A. Castignetti, 63-67 Endicott Street, Boston, for two variances to erect a two-story addition in a General Business district, the Boston Redevelopment Authority has no opposition to the granting of the petition. The locus is in close proximity to a Government Center garage. The request appears to be a reasonable use and would not be injurious or detrimental to the surrounding neighborhood.

Re: Petition No. Z-776  
Robert F. & Sheila M. Ritchie  
50 Brooksdale Road, Brighton

Lot area per additional dwelling unit is less than required to change occupancy of a ten room house to two families in a General Residence (R-.5) district. A two-family dwelling abuts the site and there are several others on Brooksdale Road and surrounding streets. The dwelling has two kitchens and other pertinent facilities. Recommend approval.  
Optional case

VOTED: That in connection with Petition No. Z-776, brought by Robert F. & Sheila M. Ritchie, 50 Brooksdale Road, Brighton, for variance of lot area per additional dwelling unit less than required, to change occupancy of a ten-room house from one to two families, the Boston Redevelopment Authority has no opposition to the granting of the variance. There are several two-family dwellings in the immediate vicinity. Appellant complies with all other requirements of the code.

Re: Petition No. Z-777  
John W. Costello  
29 Hopkins Road, Jamaica Plain

Petition is to establish vacant land as a buildable lot in a single family (S-.3) district. This reasonably sized lot (7500 sq. ft.) is in contiguous



ownership with adjacent lot and practically meets all requirements of exception clauses in Section 14-6 of the code which provides however, that Board of Appeal approval must be secured to declare the lot buildable. The staff feels this is a sizeable lot and recommends approval.

Optional case

VOTED: That in connection with Petition No. Z-777, brought by John W. Costello, 29 Hopkins Rd., Jamaica Plain, to establish vacant lot as buildable in a Single Family district, the Boston Redevelopment Authority has no opposition as the lot complies with practically all requirements of the exception clauses in Section 14-6 of the code.

Re: Petition No. Z-780  
Oceana Import Company  
770-780 East Third St., South Boston

Five variances including a forbidden use, are requested to erect a one story light electronic equipment warehouse and office building in an Apartment (H-1) district. The locus, at corner of O Street, immediately abuts a residential (R-.8) district. The use would be completely surrounded by residences and incongruous to the neighborhood. Further, the proposal is forbidden in both business areas. Denial is recommended.

VOTED: That in connection with Petition No. Z-780, brought by Oceana Import Company, 770-780 East Third Street, South Boston, for five variances to erect a one-story light electronic equipment warehouse and office building in an Apartment district, the Boston Redevelopment Authority is opposed to the granting of the variances. The use would be incongruous to the neighborhood, completely surrounded by residences. Further, this use is also forbidden in business zones.

